

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Malden Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$39,196,780**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|-------------------|------------------|------------------------------|---|---------|
| | | | | | Group | B | Overall |
| | | | | PJs in State: 19 | | | |
| Program Progress: | | | | | | | |
| % of Funds Committed | 81.78 % | 91.03 % | 18 | 90.66 % | 5 | | 9 |
| % of Funds Disbursed | 79.36 % | 84.95 % | 17 | 81.06 % | 29 | | 31 |
| Leveraging Ratio for Rental Activities | 5.31 | 7.56 | 1 | 4.62 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 91.54 % | 1 | 81.27 % | 100 | | 100 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 66.60 % | 72.72 % | 14 | 68.23 % | 37 | | 37 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 76.43 % | 81.44 % | 15 | 79.86 % | 27 | | 29 |
| % of 0-30% AMI Renters to All Renters*** | 39.93 % | 49.59 % | 14 | 44.82 % | 38 | | 39 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 96.41 % | 1 | 94.65 % | 100 | | 100 |
| Overall Ranking: | | | In State: 11 / 19 | Nationally: | 59 | | 59 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$33,508 | \$26,175 | | \$25,419 | 611 Units | | 47.80 % |
| Homebuyer Unit | \$18,475 | \$15,910 | | \$14,530 | 420 Units | | 32.90 % |
| Homeowner-Rehab Unit | \$24,053 | \$14,817 | | \$20,251 | 247 Units | | 19.30 % |
| TBRA Unit | \$0 | \$3,760 | | \$3,156 | 0 Units | | 0.00 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Malden Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$192,815 | \$111,622 | \$29,063 |
| State:* | \$141,741 | \$99,134 | \$22,785 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| RACE: | | | | |
| White: | 61.4 | 39.9 | 85.7 | 0.0 |
| Black/African American: | 6.4 | 6.7 | 5.3 | 0.0 |
| Asian: | 2.5 | 4.1 | 1.2 | 0.0 |
| American Indian/Alaska Native: | 0.8 | 0.7 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.4 | 0.0 |
| Black/African American and White: | 0.3 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.3 | 1.7 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 1.5 | 2.9 | 1.2 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|--|---|---|
| Hispanic | 26.8 | 44.2 | 6.1 | 0.0 |
|----------|--|--|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 48.6 | 20.5 | 36.1 | 0.0 |
| 2 Persons: | 20.1 | 23.2 | 30.3 | 0.0 |
| 3 Persons: | 14.1 | 19.8 | 11.5 | 0.0 |
| 4 Persons: | 10.5 | 20.5 | 16.0 | 0.0 |
| 5 Persons: | 4.9 | 11.0 | 3.3 | 0.0 |
| 6 Persons: | 1.5 | 3.1 | 2.0 | 0.0 |
| 7 Persons: | 0.2 | 1.2 | 0.8 | 0.0 |
| 8 or more Persons: | 0.2 | 0.7 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 29.5 | 30.3 | 23.0 | 0.0 |
| Elderly: | 27.7 | 1.4 | 30.7 | 0.0 |
| Related/Single Parent: | 25.5 | 18.1 | 15.2 | 0.0 |
| Related/Two Parent: | 14.9 | 43.0 | 23.4 | 0.0 |
| Other: | 2.5 | 7.2 | 7.8 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 24.5 | 0.2 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 4.1 | |
| No Assistance: | 71.4 | |

of Section 504 Compliant Units / Completed Units Since 2001 72

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Malden Consortium State: MA Group Rank: 59
(Percentile)
State Rank: 11 / 19 PJs Overall Rank: 59
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 66.6 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 76.43 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 3 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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